

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## OFFICE UNIT FOR LEASE

BBSREALTY.COM

**\$16.95PSF**  
NET LEASE RATE

**\$16.92PSF**  
T.M.I. (2025)

**2,231**  
SQUARE FEET

## 688 Queensdale Avenue, Suite 2A, Hamilton, ON

Medical/ professional office for lease at a prime location on the Hamilton Mountain, at the corner of upper Sherman and Queensdale Ave E. The unit in this high visibility building benefits from abundant natural light and a flexible floorplan. The space is well-suited for professional offices, medical/paramedical or dental practices, or administrative functions, with an elevator accessing the second floor. Public transit is easily accessible, with a bus stop directly outside, while parking is also a breeze with three private lots for the building. The property is just minutes away from the Juravinski Hospital, Limeridge Mall, and other Hamilton Mountain conveniences.

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### HAMILTON OFFICE

1425 Cormorant Road, Suite 303, Ancaster, ON L9G 4V5  
P 905.529.5900 F 905.529.7474

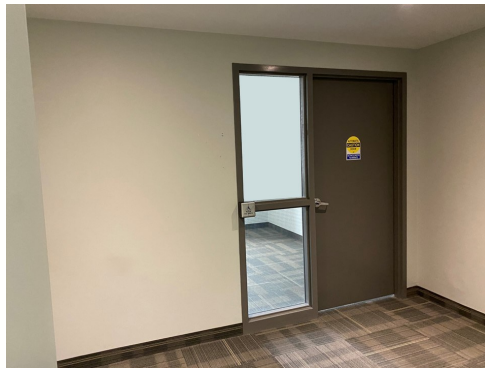
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# OFFICE UNIT FOR LEASE

Professional corner unit located at the corner of Queensdale Avenue and Upper Sherman Avenue on Hamilton's East Mountain. Unit brings in plenty of natural light. Bus stop at doorstep with quick connections to Downtown. Minutes from Lime Ridge Mall.

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## PROPERTY DETAILS

Elevator	yes
OFFICE %	100
PARKING	10 spaces
ZONING	C3

## PROPERTY DETAILS

- Excellent building exposure onto Queensdale Avenue and Upper Sherman Avenue
- Doorstep access to HSR public transit with connections to Downtown Hamilton
- Corner unit with plenty of natural light and private offices
- Excellent parking
- Elevator access



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